

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/13/2018
Agenda Item: 7**

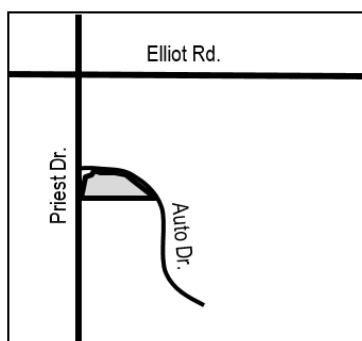
ACTION: Request approval for a Use Permit to allow a restaurant in the General Industrial (GID) zoning district; Use Permit allow a drive-through; Use Permit to exceed 125% of the minimum required parking; and a Development Plan Review for a new 200 square foot building for THE FIX COFFEE, located at 1445 West Auto Drive. The applicant is Matthew Stewart.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: THE FIX COFFEE (PL170228) is a new 200 square foot building with a drive-through. The request includes the following:

1. Use Permit to allow a restaurant in the General Industrial (GID) zoning district.
2. Use Permit to allow a drive-through.
3. Use Permit to exceed 125% of the minimum required parking.
4. Development Plan Review including site plan, building elevations and landscape plan.



Existing Property Owner	OCA Property Holdings, LLC
Applicant	Matthew Stewart
Zoning District	General Industrial (GID), within the Southwest Overlay District (SWOD)
Gross / Net site area	0.82 acres (35,595 SF)
Total Building Area	200 SF
Lot Coverage	0.56% (No Standard)
Building Height	14'-0" (35' max allowed, plus an additional 25' by right per SWOD)
Building Setbacks	80'-6" front, 71' street side, 64' side, 171' rear (25', 25', 0', 0' minimums)
Landscape area	57.3% (10% minimum required)
Vehicle Parking	7 spaces provided (1 minimum required, 1 maximum surface spaces allowed)
Bicycle Parking	4 spaces provided (2 minimum required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Obenia Kingsby II, Planner II
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located on the southeast corner of Priest Drive and Auto Drive, and is a part of the autoplex. The site is zoned General Industrial (GID) and is within the Southwest Overlay District (SWOD). The site is currently designed for the purpose of displaying and storing vehicles.

This request includes the following:

1. Use Permit to allow a restaurant in the General Industrial (GID) zoning district.
2. Use Permit to allow a drive-through.
3. Use Permit to exceed 125% of the minimum required parking.
4. Development Plan Review including site plan, building elevations and landscape plan for a new 200 square foot building.

The applicant is requesting the Development Review Commission take action on the items listed above.

PRELIMINARY SITE PLAN REVIEW

The project went through three (3) Site Plan Reviews, two preliminary (04/19/17 and 05/17/17) and one formal (08/30/17 and 11/08/17). Significant comments from staff included: consideration of reducing to a single lane drive-through due to the size limitation of site; refuse location is not acceptable; remove concrete pads (previously used for vehicle display) to improve site circulation; not in support of proposed materials, specifically stone veneer and paint colors); inadequate landscaping provided, need to provide the required amount of street trees and add more vegetative cover to landscape areas.

The applicant made the following modifications to the submittal to address staff's comments: proposed a single lane drive-through; placed refuse enclosure in a location acceptable by the Solid Waste Division; eliminated two of the concrete pads, the two that remain will be utilized for seating areas and site circulation improved with these changes; proposed new material finishes, which improved aesthetics of building; applicant added street trees to meet the minimum required.

PUBLIC INPUT

A neighborhood meeting is not required for this project. Staff has not received any public comments upon completion of this report.

PROJECT ANALYSIS

USE PERMITS

This project requires three (3) Use Permits to allow; a restaurant in the General Industrial (GID) zoning district, a drive-through and to exceed 125% of the minimum required parking.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* Approval of these use permits will increase in vehicular traffic as this is currently a vacant site, but it should not be a significant increase.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* These use permits will not create any nuisances exceeding that of ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* This request will not contribute to the deterioration of the neighborhood or downgrading of property values. The site is currently vacant, and the proposed use should be a benefit to the surrounding area.
4. *Compatibility with existing surrounding structures and uses.* This request will not negatively impact existing surrounding structures or uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* This request will not lead to disruptive behavior. This is a take-out only restaurant with minimal outdoor seating available; most customers will utilize the drive-through and vacate the

premises immediately.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

This site is approximately 0.82 acres in size and has an odd shape. The applicant has designed the site to have one drive-through lane for the coffee shop and adequate maneuvering area and circulation for refuse to be serviced. The vehicular and pedestrian access points are located on Auto Drive. There will be seven (6) parking spaces and outdoor seating available for customers.

Building Elevations

The building is proposed at 14'-0" in height. Primary building material consist of painted stucco, metal glazing and decorative stone veneer. To provide visual interest the building has a staggered design, jumps from about 10'-3" to 14'-0". The refuse enclosure will be complimentary to the building design.

Landscape Plan

A landscape coverage of 57.3% is proposed. The majority of the landscaping is existing to remain but the applicant is adding trees and other specimens to meet the current code requirements. Staff has added two (2) conditions of approval under requiring that a minimum of 40% vegetative cover be provide in all landscape areas and the employee parking stall must have landscape islands on both side that meet the minimal requirements.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the building is designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* canopies will provide shade to windows. Landscaping adjacent to sidewalks and within pedestrian courtyard areas will provide shade for human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the proposed materials are appropriate for this location.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* landscape and building elements are appropriately scaled to site.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* building is significantly setback from the street. There is a relief in monotony by a subtle change the vertical plane of building and integration of various materials.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* architectural details are appropriate to the scale and context of the site and surroundings.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site is located within a quarter-mile of a bus stop.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; there is one access drive for this site and pedestrian routes are separate from vehicular circulation.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape islands and hardscape have been implemented appropriately to provide delineation from parking, buildings and driveways.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located. Signage was not reviewed as a part of the request and requires a separate plan review process.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.*

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

USE PERMIT CONDITIONS OF APPROVAL: (Applies to all three requested use permits)

1. The Use Permit is valid only after building permits have been obtained; the required inspections are completed; and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application.
3. Any intensification or expansion of the use shall require a new Use Permit.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations 12/22/2017 and landscape plan 12/21/2017. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. **Provide a sidewalk that connects to the concrete pad located in the northeast portion of site along Auto Drive, sidewalk must comply with ADA requirements.**
3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

4. Provide upgraded paving at each driveway consisting of integral colored unit paving.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

7. The materials and colors as presented:

Primary Building (painted stucco) – Sherwin Williams – Tavern Taupe (SW7508)
Metal Parapet Cornice, Canopies and Window Frames – Sherwin Williams – Black of Night (SW6993)
Accent Stone Veneer – MS International – Coal Canyon

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

8. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
9. Conceal roof drainage system within the interior of the building.
10. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
11. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
12. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

13. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. **Provide a minimum of 40% vegetative ground cover in landscape areas on-site and along the street frontages. Tree canopies shall not be counted towards this coverage requirement.**
16. **The parking stall designated for employees only on the site plan (Attachment 8) must meet the landscape island requirements on both sides of the stall (per ZDC, Section 4-704.C.4).**
17. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
18. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).

- e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
19. De-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
 20. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
 21. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Addressing

22. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.

- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.

- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs).

Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

There is no relevant history or facts about this site as it pertains to the proposed project.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit

DEVELOPMENT PROJECT FILE

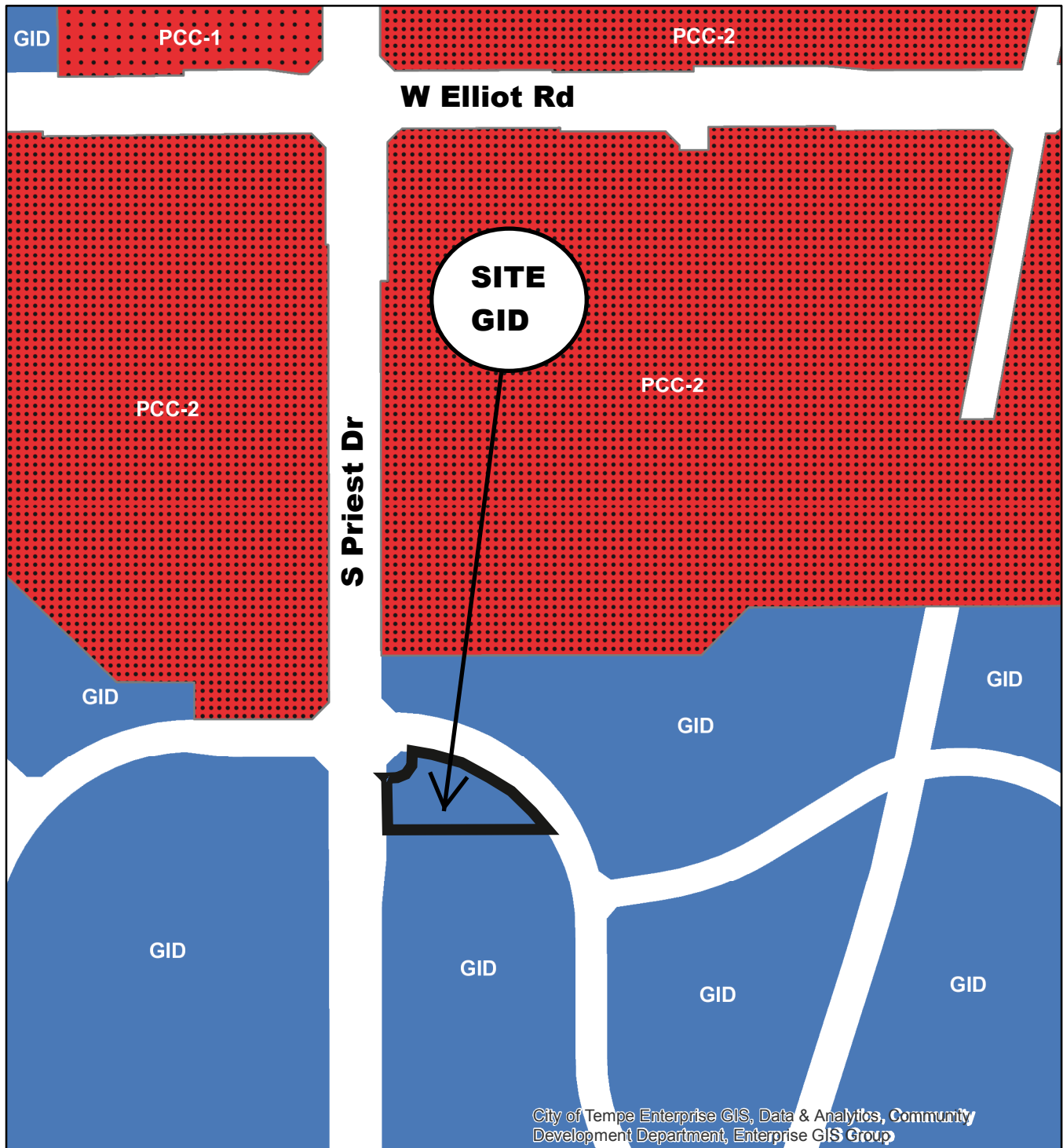
for
THE FIX COFFEE
(PL170228)




ATTACHMENTS:

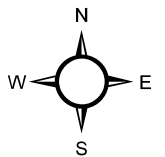
1. Location Map
2. Aerial
- 3-6. Letter of Explanation
7. Aerial with Site Plan Overlaid
8. Site Plan
9. Blackline Elevations, Building Sections and Floor Plan
10. Color Elevations
11. Perspectives
12. Landscape Plan
13. Building Materials

The Fix Coffee

PL 170228



-  General Industrial District (GID)
-  Planned Commercial Center Neighborhood (PCC-1)
-  Planned Commercial Center General (PCC-2)





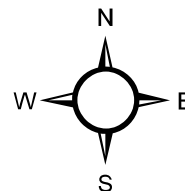
Tempe

PL 170228

The Fix Coffee



Aerial Map



12/22/2017

City of Tempe
Community Development Department
31 E. 5th Street, Garden Level
Tempe, AZ 85281

Obenia Kingsby II
Project Coordinator

Re: The Fix Drive Thru Coffee Shop
1445 West Auto Drive
Case # PL170228
DFDG Project #: 1727

Project Description:

The Fix Drive Thru Coffee proposes to develop a new Drive-up Kiosk for coffee sales to be located at 1445 West Auto Drive, Tempe, Arizona. Scope of work shall include new building and related site improvements / upgrades to an existing parking lot that is currently empty. The proposed building area will be approximately 200 S.F.

Hours of sales operations are from 5:00 a.m. until close at 10:00 pm, with extended hours for occasional special events and holidays. The store will be operated with two employees during a typical work shift.

Site Design:

The subject property is located on the corner of Priest Drive and Auto Drive and is zoned GID Commercial. The site is configured for single drive through sales on the east side of the kiosk building. The project will also integrate sales for walk-up customers. There is no indoor seating. Parking is located on the east side of the kiosk with convenient access for employees and walk-up customers. This site is already developed, with curb cuts and easy access into the property. Bike racks and some outdoor seating will also be available with easy access to / from the available sidewalks.

The Building:

The proposed building design is intended to reflect the desert region of Tempe with its stone and stucco. Additionally, the proposed architecture seeks to create a warm, inviting look and also be a statement for customers to always recognize The Fix buildings as we expand. The building will be constructed on site using a local, insured and certified builder.

City of Tempe Zoning & Development Code Criteria, Section 6-306D:

The proposed project complies with applicable Zoning & Development Code criteria as follows:

1. The placement and articulation of the structure on this site provides added variety to Priest Dr. as we will be placing a new structure on an existing parking lot therefore breaking up a vacant parking lot.
2. Building design, orientation and landscape will mitigate heat gain/retention while providing shade for energy conservation and human comfort. We will achieve this by placing awnings over drive & walk up windows.
3. Construction materials are of superior quality, providing detail which is appropriate to this project location while complementing both the architecture in the area as well as materials that work with the natural environment. This will be achieved by using a combination of stucco, metal and natural looking stone that resembles that found in the area.
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings. The proposed single-story structure will blend well with neighboring structures.
5. Large buildings masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level. Our proposed structure is small, but even with small structures we have created a welcoming street level feel by creating relief through use of material and slight variations in the wall plane. We have accented the top with the use of metal coping bands.
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions. This has been achieved through adding stepped coping at parapet walls, canopies over all windows and high-quality aluminum window frames. Pedestrian walkways have been provided from public sidewalks and will blend with the existing materials.
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage. We understand the vast options of transportation and with that in mind we have convenient parking spaces, a walk up window, bicycle parking and have placed the structure close to an intersection to make for ease of pedestrian travel.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Where pedestrian traffic is required to cross the queuing lane we will identify with stripping the walk path and the walk up window is on a raised curb providing a safe area for the pedestrian access and serviceability.
9. Plans appropriately integrate Crime Prevention through environmental design principles such as territoriality, natural surveillance, access control, activity support, and maintenance. This will be achieved through required maintenance and clear view existing landscaping, as well as building location and entry placement. Existing site lighting and energy efficient building lighting at entry points, vehicle drive lanes, pedestrian walk-ways, trash enclosures and related building services.
10. Landscape accents and provide delineation from parking, building, driveways and pathways. The existing landscaping provides delineation from parking and building, adding raised curbing with potted landscaping will help delineate parking from pedestrian pathways.
11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located. The signs will work with the scale of the structure and site and the material/color will complement the structure.
12. Lighting is compatible with the proposed building and adjoining buildings and uses, and does not create negative effects. The proposed lighting will be down lighting to enhance the appearance of the structure and not adversely affect the neighboring area/structures.

Use Permits:

This project requires the approval of three use permits:

- A restaurant in the GID zoning district
- Drive through operations
- Parking in excess of 125% of the minimum requirement

Approval of these use permits will not result in a significant increase in vehicular or pedestrian traffic. The property is bounded by Priest Drive and Auto Drive. The development of a drive through coffee kiosk on this site will take advantage of the existing traffic load on these streets while remaining small enough to not result in a significant increase to this traffic load.

The operation of this business does not involve activities which result in emissions of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions. The property is currently developed as a parking lot and the development plans for this project will reduce the amount of asphalt on the property which will help reduce the dust, heat and glare from their current levels.

As mentioned previously, the property currently serves as a parking lot so the construction of an active business will increase the property value and help resist deterioration of the neighborhood.

A drive through coffee kiosk is compatible with the surrounding structures and uses as the property is well within the boundaries of a commercial zone and various businesses ranging from car dealerships to restaurants are in the immediate vicinity.

The design of the kiosk is such that it allows for direct supervision of the property to allow the employees adequate control of potentially disruptive behavior. This will help eliminate the any nuisance related to this type of behavior in the surrounding area or directed towards the general public.

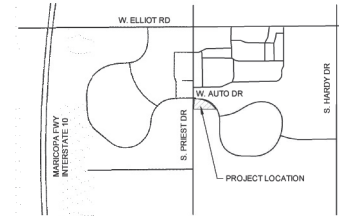
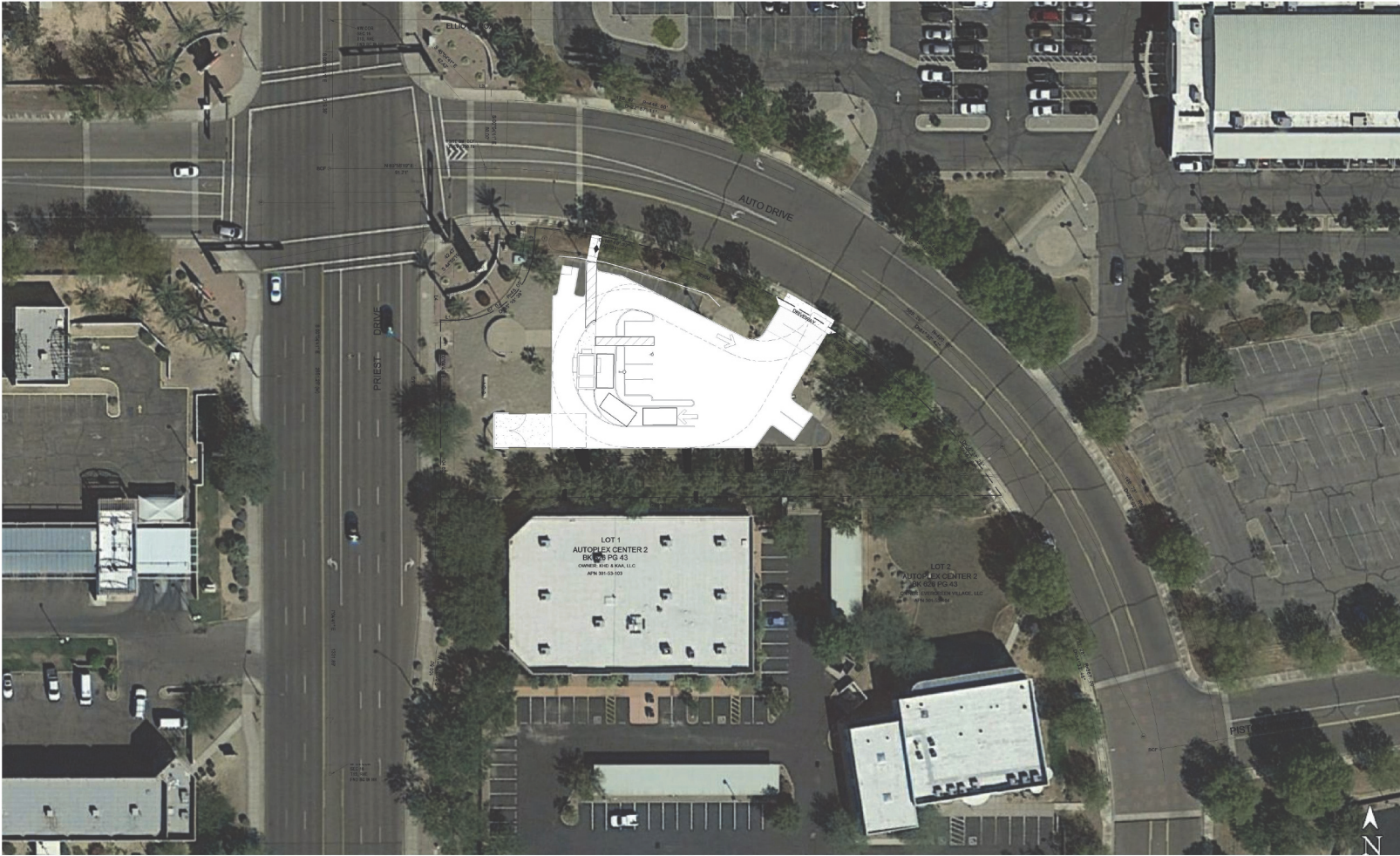
Request Justification:

Based upon the above description and the following documents our proposed project meets all requirements for building design and site plan approval. This project will not have a negative effect on adjacent properties and will add variety to a great neighborhood. We appreciate your time and review of this project and look forward to working with you to achieve approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Biallas". The signature is fluid and cursive, written on a light blue background.

Greg Biallas
Project Manager



LOCATION MAP



DOCUMENT COPYRIGHTED IN 2017

ISSUE

- 8.21.17 - Design Review
- 10.27.17 - SPR Comment Response
- 12.22.17 - SPR Comment Response

REVISIONS

NO.	DATE	DESCRIPTION

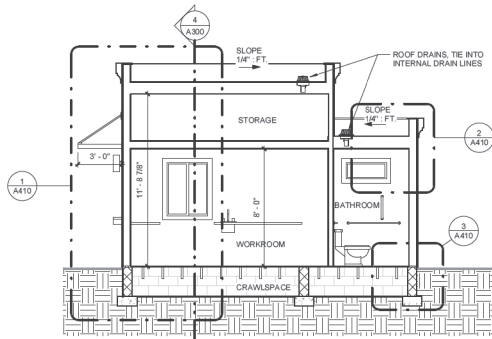
The Fix Coffee
1445 W Auto Drive
Tempe, AZ 85284

1727
DFDG PROJECT NUMBER

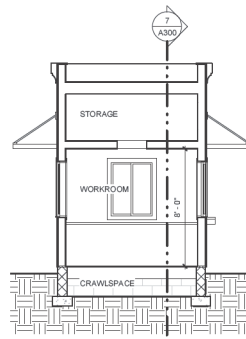
AERIAL CONTEXT W/
SITE OVERLAY

A100

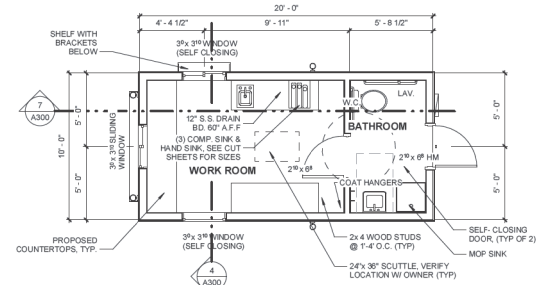
PL01 DATE: 02/22/2017 08:43 SHEET NUMBER



7 Building Section
1/4" = 1'-0"

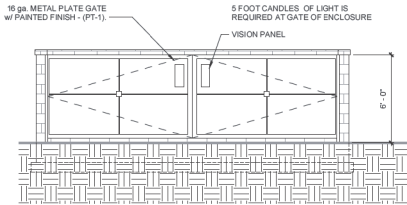


4 Building Section
1/4" = 1'-0"

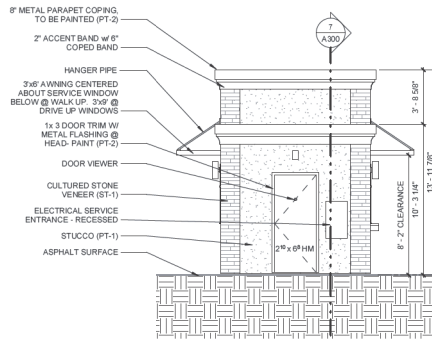


1 Floor Plan
1/4" = 1'-0"

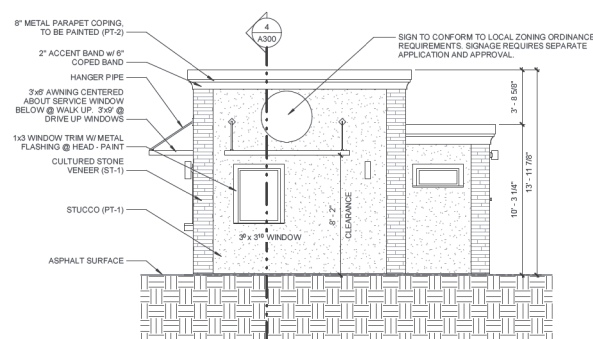
NOTE: MUST PROVIDE FIRE EXTINGUISHER PER FIRE DEPARTMENT REQUIREMENT.



8 Trash Enclosure Elevation East
1/4" = 1'-0"

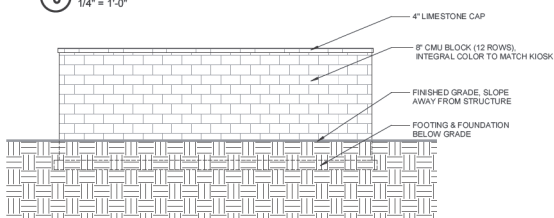


5 South
1/4" = 1'-0"

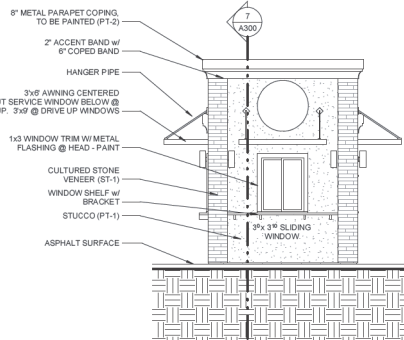


2 West
1/4" = 1'-0"

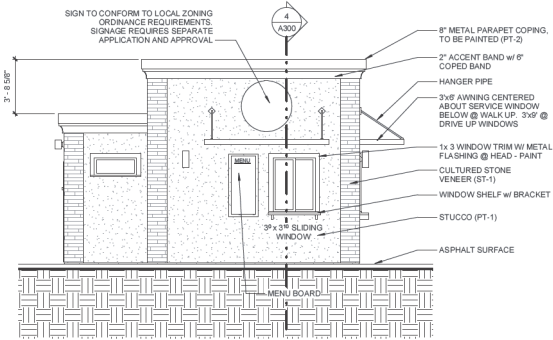
NOTE: INSTALL SCONES ABOVE EACH OPENING/SIGN PER OWNER'S REQUEST. VERIFY WINDOW DIRECTIONS WITH OWNER.



9 Trash Enclosure Elevation West
1/4" = 1'-0"

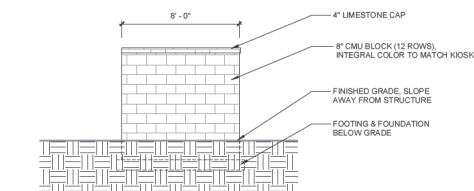


6 North
1/4" = 1'-0"



3 East
1/4" = 1'-0"

NOTE: INSTALL SCONES ABOVE EACH OPENING/SIGN PER OWNER'S REQUEST. VERIFY WINDOW DIRECTIONS WITH OWNER.



10 Trash Enclosure Elevation North/ South BW
1/4" = 1'-0"



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ISSUE
12.22.17 - SPR Comment Response

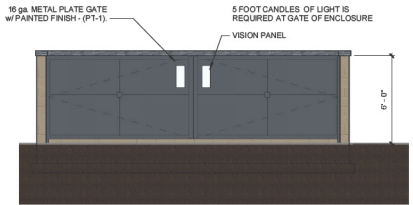
REVISIONS

The Fix Coffee
1445 W Auto Drive
Tempe, AZ 85284

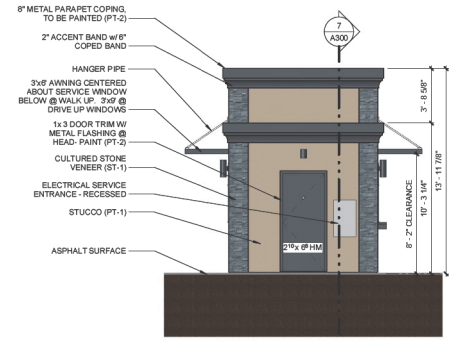
1727
DFDG PROJECT NUMBER

COLORED ELEVATIONS

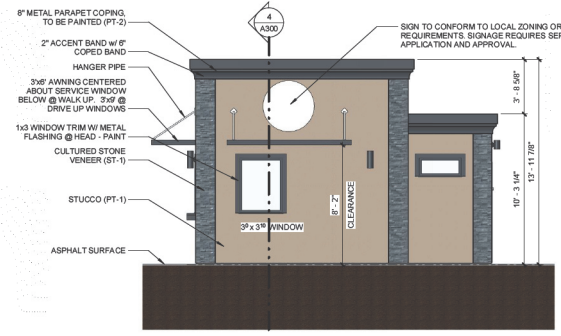
A301
SHEET NUMBER



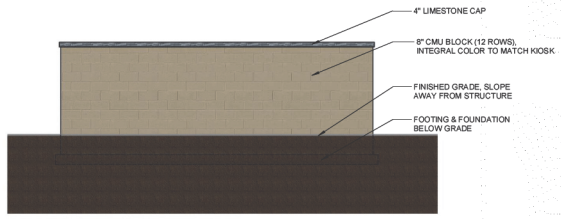
5 Trash Enclosure Elevation East
1/4" = 1'-0"



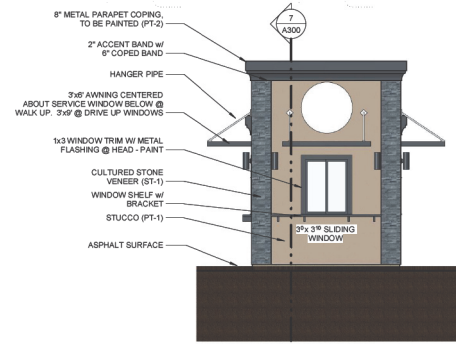
3 South Elevation
1/4" = 1'-0"



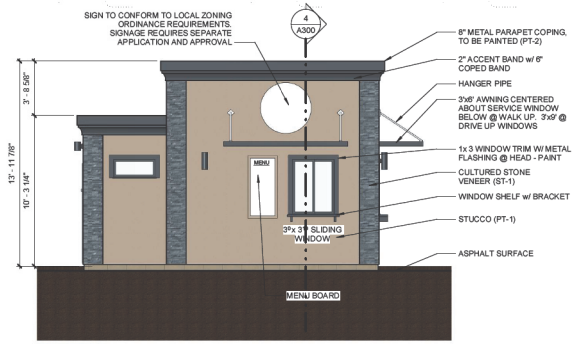
1 West Elevation
1/4" = 1'-0"



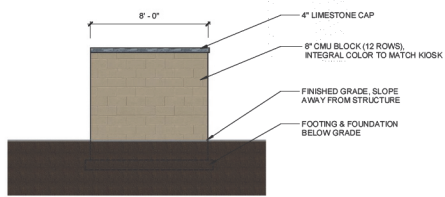
6 Trash Enclosure Elevation West
1/4" = 1'-0"



4 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



7 Trash Enclosure Elevation North/ South
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

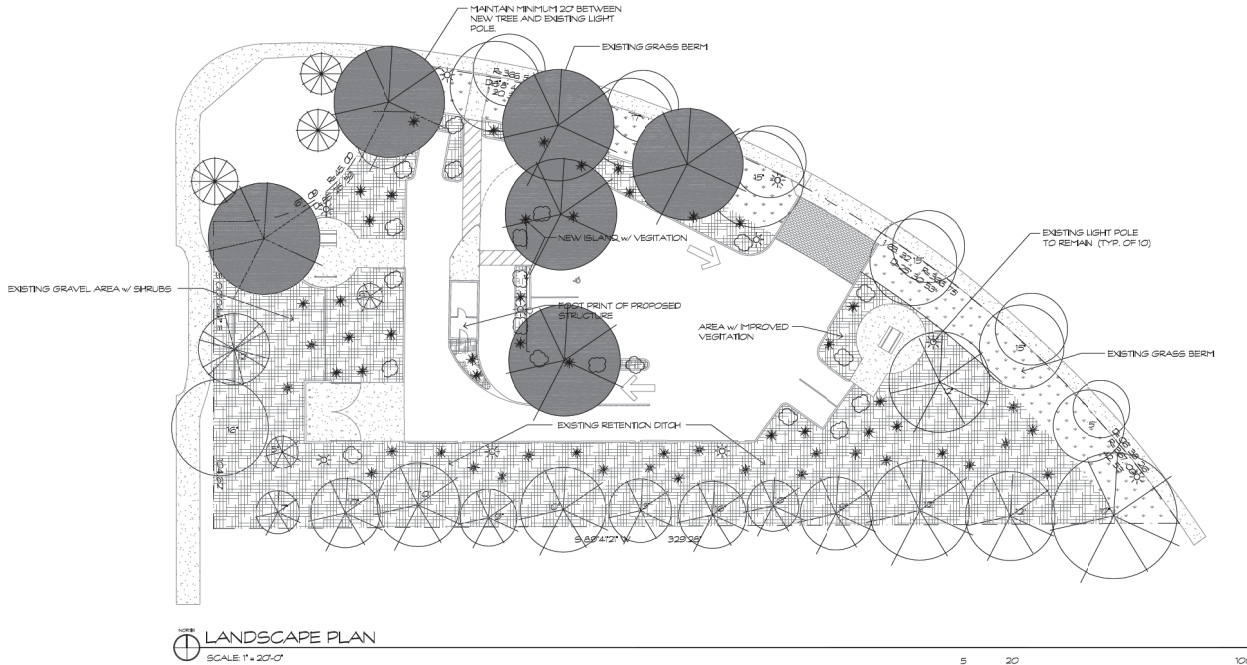
	PT-1 Material Description: Paint Manufacturer: Sherwin-Williams Color: SW 7005 - Taupe
	PT-2 Material Description: Paint Manufacturer: Sherwin-Williams Color: SW 6993 - Black of Night
	PT-3 Material Description: Paint Manufacturer: Sherwin-Williams Color: SW 7005 - Pure White
	PT-4 Material Description: Paint Manufacturer: Sherwin-Williams Color: SW 7600 - Bokero
	ST-1 Material Description: Stone Veneer Manufacturer: MS International Color: Coal Canyon

LOT INFORMATION	
LOT SIZE	35,595 sf
EXISTING LANDSCAPE	20,073 sf
ADDED LANDSCAPE	419 sf
PERCENT OF LANDSCAPE	57%

PLANT LEGEND					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	WIDTH	HEIGHT
	17	CHINESE ELM (EXISTING)	ULMUS PARVIFOLIA	30 - 40 FT.	40 - 60 FT.
	6	TROPICAL ASH (EXISTING)	FRAXINUS UCHEI	30 - 40 FT.	40 - 60 FT.
	1	CHILEAN MESQUITE (EXISTING)	PROSORPIS CHILENSIS	40 FT.	30 FT.
	1	PALO BREA (EXISTING)	CERCIDILUM PAECCOX	25 FT.	25 FT.
	3	DATE PALM (EXISTING)	PHOENIX DACTYLIFERA	35 FT.	75 FT.
	6	CHINESE ELM (NEW)	ULMUS PARVIFOLIA	30 - 40 FT.	40 - 60 FT.
	20	GREEN FEATHERY SENNA (NEW)	CASSIA NEMOPHILA	6 FT.	6 FT.
	49	BAMBOO MULCH (NEW)	MULLENBERGIA DUMOSA	4 FT.	4 FT.

NOTE:
ALL NEW STREET TREES WILL BE 3" BOX SIZE AND 1" CALIPER
ALL OTHER TREES TO HAVE 1.5" CALIPER W/ NO BOX REQUIREMENT.

- GENERAL LANDSCAPE NOTES:**
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCE, TYP.
 - CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND INCIDENTALS NECESSARY TO INSTALL ALL LANDSCAPE MATERIALS, IRRIGATION SYSTEM AND RELATED WORK INDICATED AND PROFILED.
 - ALL MATERIALS SHALL BE INSTALLED PER MANUF. PRINTED RECOMMENDATIONS AND SPECIFICATIONS.
 - SUBMIT WRITTEN GUARANTEES, AS-BUILT PLANS, AND COMPLETE MAINTENANCE INSTRUCTIONS ON THE CARE AND USE OF PLANTS AND IRRIGATION SYSTEM.
 - CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
 - GUARANTEE IS WRITING ALL PLANT MATERIALS TO BE LIVE/HEALTHY CONDITION FOR THE FOLLOWING TIME PERIODS BEYOND PROJECT COMPLETION: (TREES - 1YR / SHRUBS - 90 DAYS / GROUND COVERS - 90 DAYS).
 - ALL WEEDS AND UNWANTED GRASSES SHALL BE PROPERLY TREATED AND REMOVED BY USE OF ROUND UP HERBICIDE APPLIED IN STRICT ACCORDANCE WITH MANUF. SPECIFICATIONS. APPLIED IN STRICT ACCORDANCE WITH MANUF. SPECIFICATION.
 - BACKFILL ALL PLANT PITS WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART NITROGENIZED WOOD MULCH, TYP.
 - FINISHED GRADE OF ALL PLANTING BEDS AND GRANITE AREAS (TOP OF FINISHED MATERIALS) SHALL BE 2" BELOW ADJACENT PAVING ELEVATIONS.
 - STAKE ALL TREES OUTSIDE ROOTBALL, TYP.
 - REMOVE ALL WASTE MATERIALS AND DEBRIS AND LEGALLY DISPOSE OF SAME OFF-SITE.
 - PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'.
 - VEGETATIVE GROUNDCOVERS SHALL BE 50% OF ALL LANDSCAPE AT RETENTION AREAS.
 - EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY TO REMAIN OR BE RELOCATED BY CONTRACTOR. ANY PLANT MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED IN KIND.



The Fix Drive Thru Coffee
1445 W. AUTO DR.
TEMPE, AZ.

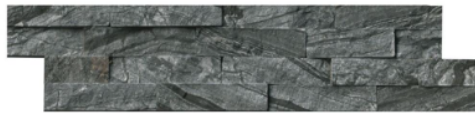
SHEET TITLE
LANDSCAPE PLAN
ISSUE DATE
Dec. 21, 2017
SHEET REVISION DATE
SHEET NUMBER
LP100

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The Fix Materials and Colors

Exterior will be Tavern Taupe, trim will be Black of Night, accents will be Bolero Red and Pure White.



Corner pieces of stone will be Glacial Black Ledger Panel 6 in. x 24 in. Natural Marble Wall Tile.